

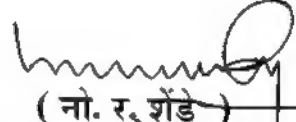
20110617112830001

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६
रत्नागिरी शहरासाठी सुधारीत विकास नियंत्रण नियमावली
लागू करण्यासाठी कलम ३७(२) अन्वये अधिसूचना
निर्गमित करणेबाबत.

महाराष्ट्र शासन,
नगर विकास विभाग,
शासन शुध्दीपत्रक क्रमांक: टिपीएस-१९०८/१७७४/प्र.क्र.२४६/१०/नवि-१२
मंत्रालय, मुंबई : ४०० ०३२,
दिनांक : २ जून, २०११

शासन निर्णय:- सोबतची अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात
यावे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(नो. र. शेंडे)
उप सचिव, महाराष्ट्र शासन.

प्रति,

जिल्हाधिकारी, रत्नागिरी.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवीमुंबई.

उप सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.

मुख्याधिकारी, रत्नागिरी नगरपार्षद.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण
राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग,
(नवि-११), मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन,
नवीमुंबई यांना पाठवाव्यात याव्यात.)

✓ कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित
करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-१२).

सेक्शन ३७ फाईल.

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
Mantralay, Mumbai, 400032
Dated 2nd June 2011

Notification

No. TPS-1908 / 1774 / CR-246/10/UD-12/

Whereas, the Ratnagiri Municipal Council, Ratnagiri (hereinafter referred to as ' the said Municipal Council'), being the Planning Authority under clause (19) of section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as ' the said Act'), by its General Body Resolution No. 70, dated 5th July 2008 has decided to make modification by substituting new set of Development Control Regulations under sub-section (1) of Section 37 of the said Act (hereinafter referred to as ' the said Modification') to the prevailing Standardized Building Byelaws and Development Control Rules of 'B' and 'C' class municipal councils which have been sanctioned and made applicable to Ratnagiri town by effecting modification No. 14 vide Urban Development Department Notification No. TPS-1899 /13/CR-186/A//99/UD-12 dated 27th April 2000;

And whereas, the said Municipal Council has followed the procedure laid down in sub-section (1) of section 37 of the said Act by inviting suggestions and objections from the public in respect of the said modification by publishing notice in English and Marathi in the newspapers and in the Part II of the Maharashtra Government Gazette dated 17th July 2008 on pages 136 and 137;

And whereas, since no suggestions or objections are received, the said Municipal Council has submitted the said modification under sub-section (1) of section 37 of the said Act to the State Government under its letter no. 2659 dated 1st September, 2008 for sanction by passing its Special General Body Resolution No. 85 dated 25th August 2008;

And whereas, in accordance with sub-section (2) of section 37 of the said Act, the Government of Maharashtra, after making necessary inquiry and after consulting the Director of Town Planning, Maharashtra State, Pune has decided to make certain modifications in the said modification as specified in the schedule annexed hereto;

Now therefore, in exercise of powers conferred by sub-section (2) of section 37 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra hereby :-

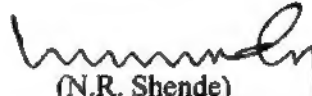
- (a) sanctions the said modification for Development Control Regulations of Ratnagiri submitted to it subject to the modifications specified in the schedule annexed hereto which shall be the Final Development Control Regulations of Ratnagiri-2011, and

- (b) Fixes the date of coming into force of said modification as the date of publication of this notification in the official Maharashtra Government Gazette (Ordinary).

Notes :-

- 1) The aforesaid final Development Control Regulations of Ratnagiri-2011 as modified (M-1 to M-61) and sanctioned by the Government of Maharashtra shall be kept open for inspection of the public during office hours on all working days for a period of one year in the office of the Ratnagiri Municipal Council.
- 2) The aforesaid final Development Control Regulations shall also be made applicable in the areas of Town Planning Schemes excepting those specifically made for any final plot in these Schemes.
- 3) The Ratnagiri Municipal Council shall make available copies of the final Development Control Regulations of Ratnagiri to the public on sale at a reasonable price.

By order and in the name of the Governor of Maharashtra,


(N.R. Shende)
Deputy Secretary to Government

Appendix

SCHEDULE OF MODIFICATIONS

Modification No.	REGULATION PROPOSED US 37 BY THE M.C.		Regulation sanctioned by Government under section 37(2) of the MR & TP Act, 1966
	Reg.No.	Heading	
1	2	3	4
M-1	1(ii)	Jurisdiction	The last sentence of Regulation No. 1(ii) is deleted and replaced as below "If there is a conflict between the requirements of these regulations and the Scheme Regulations for areas included in a finally sanctioned Town Planning Scheme, the Scheme regulations shall prevail."
M-2	1(iii)	Date of coming into force	The regulation No. 1(iii) is replaced as below "these regulation shall come into force from the date of sanction of modification under section 37(2) of the Maharashtra Regional & Town Planning Act 1966"
M-3	New R. No. 6(9)	Suspension of permit in case of false statements or misrepresentation is not provided as it remains a condition in the permit	A new regulation No. 6(9) viz Suspension of Permit is added as below "6(9) - In addition to the provisions of section 51 of Maharashtra Regional & Town Planning Act 1966, the authority may revoke or suspend any permit issued under these provisions, wherever there has been any false statement or any misrepresentation of any material fact in the application on which the permit was based. In such case no compensation shall be payable as per section 51(2) of the MR & TP Act, 1966."
M-4	7	Amendment / modification to Appendices V to XVIII	Title of this provision is changed as "AMENDMENT/ MODIFICATION TO APPENDICES V TO XVIII" In Appendix-iv regulation no. 5 & 6 deleted. As Appendix-v is related to application for development. Section 45 quoted in this appendix deleted. In Appendix-vii qualification of architect are not prescribed. This shall be as per B & C class Municipal Council Rule. In Appendix-vii rule no. 6.1 after the fees for licensing add foot note as per B & C class Municipal Council Rule No. C-6.2. In Appendix-xv replace the words "Indian standard Institute" by "Bureau of Indian Standard"
M-5	9	Land Uses & The Manner Of Development	1) Condition No. (v) of Regulation No. 9 is deleted and replaced as below. "Where the sites are developed by the Municipal Council, other suitable public amenities /services to the extent of 10% of the site area or for the appropriate remunerative uses to the

extent of 10% of the total site area to cross-subsidise principal user of the site may be permitted subject to condition that

- a) the principal user of such site shall remain predominant
- b) Independent access/entry to these users shall be insisted
- c) conforming use as per the adjoining zone be allowed
- d) structure shall not be more than G+1 floors

2) Condition No (vii) of Regulation No.9 is renumbered as (vii)(a)

3) A new condition No.(vii)(b) is added after of Regulation No. (vii)(a)

"b) In case of development of lands for gymkhana, club, pavilion Stadiums, or sites reserved/ designated/ earmarked (existing or proposed), FSI of 1.00 shall allowed or 50% of the area of the land, for the site amenities."

4) Condition no.(xi) : At the end of this condition added **with the condition that it will apply to authorised occupied buildings.**

1) In Table 3, Sr.No.-II(C)(iii)-Market & shopping Centre-column no.4 is replaced as under.
"The Municipal Council may acquire and develop the market."

Or

"The owner may be permitted to develop the Market, Shopping Centre. The Chief Officer shall decide the proportion of area required for market and shopping centre. The condition prescribed in above Regulation (In Table 3, Sr.No.-II(C)(ii)-Fish Market, Vegetable Market, Mutton Market) will apply to respective portions if the owner is allowed to develop the reservation."

2) In Table 3, Sr.No.-III(b) -Fish and Light Industrial Estate -column no.4 is replaced under.
"The Municipal Council may acquire the land and develop the Fish and Light Industrial Estate."

Or

"The owner may be permitted to develop such Fish and Light Industrial Estate on 25% area of reservation with the type, number and size of galas / plots prescribed by the Chief Officer, and further subject to his agreeing to hand over this built-up Industrial area also with 25% appurtenant land to the Municipal Council on payment of cost of construction plus amount equal to 15% of cost of construction or free of cost if the owner wish to have/avail of the full permissible FSI of the plot for other permissible uses with

taking in to account the area of the market on the remaining 75% plot area."

3) Table No.3 Sr.No.(iv) sanctioned. At the end of this condition added **with the condition that it will apply to authorised occupied buildings.**

4) In Table 3, newly rearranged Sr.No.-IV(d) Parking - In column no.4, 2nd paragraph is replaced as under

"A public authority or a public organisation or the owner may be allowed to develop the parking for the public according to design, specification & condition prescribed by the Divisional Deputy Director of Town Planning & the total FSI of this plot will be permissible as per surrounding Zone in the reserved plot. The operation and maintenance of the facility will be decided by the Municipal Council irrespective of the Authority, organisation or person who develop the facility.

5) In Table 3, Sr.No.-V(1) Institutional sub-clause (a) to (f) in column no. 4 second paragraph is replaced as under

"The owner may be permitted to develop the amenity subject to his handing over to the Municipal Council free of charge 15% of plot area for Dispensary & 25% for Maternity Home and if the reservation is for both the user then 30% of constructed built-up area is to be handed over to the Municipal Council free of cost as per terms & conditions prescribed by the **Chief Officer in consultation with** Divisional Deputy Director of Town Planning. Then the owner can utilize the full FSI of the reservation area as per surrounding Zone of this reservation."

6) In Table 3, Sr.No.-(v)(4) new sub-clause (K) is added as under

"(h) Library – Municipal Council/Owner –

"The Municipal Council may acquire the land and develop the reservation"

OR

"The owner may be permitted to develop the reservation of library subject to his handing over to the Municipal Council free of charge, the 20% built-up space for the library constructed according to norms prescribed by the **Chief Officer in consultation with** Divisional Deputy Director of Town Planning. Thereafter, the owner will be entitled to avail the full permissible FSI of the plot for the other permissible uses of the plot as per the surrounding zone without taking into account the area utilized for constructing the library. The location of the library shall be at ground or first floor.

Public and Semi-Public Zone

7) In Table 3, Sr.No.(v)(5) Title of this rule is changed as **Public and Semi-Public Zone** column no.4 is modified as follows.
Owner shall continue the existing use or develop for any other public use. He may discontinue the existing use and develop the land for any user permissible in R Zone with prior approval of the DTP, MS, Pune.

8) In Table 3, newly arranged Sr.No.-(vi)(c) & (d) column 3 "**Municipal Council /Public Authority/owner**" is replaced by "**Municipal Council /Public Authority**".
Column no.4 provision regarding manner of **development related to owner is deleted.**

In Appendix-iv sub-regulation 5 & 6 is deleted.

Regulation no.12(4) is sanctioned as follows-
Not with standing anything contained above however, unauthorized non-confirming, hazardous and polluting industries should be shifted within the time limit to be prescribed by the Municipal Council. Municipal Council shall prepare a policy regarding the same in consultation with the Divisional Deputy Director.

Regulation no.15(k) is replaced as follows -

If the general slope of land is **22^{1/2}** degrees or more.

In Regulation 16 (2) the word "High-rise" is deleted

Table 4 Sr. No.2, 11 & 12 is replaced & new sr no.11A is added as under

Sr. No.	Land use	Type of Development	
		Plot area Sq.m.	
2	Plots in public housing /Sites & Services	25 with minimum width of 3 m	Row Housing
11	Primary School & Play Ground	4000	Detached Structure/ separate floor & play Ground
11 A	High School & Play Ground	10000	Detached separate / separate floor
	Primary School	2000	
12	High School	2500	Detached Structure
	College & other Higher Activities	3000	

M-7	Development in Large Holding	11
M-8	Exemptions	12
M-9	Requirements of Sites	15
M-10	Public Streets and Means of Access	15 (c) & (d) 16
M-11	Minimum Plot Area	21 (3) & Table 4

Table No.5 is sanctioned as per B & C byelaws.

M-12	22 Table 5	Width of access for Residential, Commercial & Industrial Zone
------	---------------	---

M-13	22 Table 6	Width of access for Industrial Zone
------	---------------	-------------------------------------

Access Length in meters (m)	Road width in meters (m)
1	2
Upto 100	12.0
100 to 300	13.5
Above 300	15.0

M-14	27(1) (2), (3)	Marginal Open Spaces Requirement
------	-------------------	----------------------------------

Regulation No.27(1) (b) in the first line the word "width" is replaced by "open space".

M-15	27 (1) Table 8	Provision in marginal open space for Plots in Residential & Commercial Zone
------	-------------------	---

Rule No.27(1) Table 8 is modified and sanctioned as follows

Sr. No.	Plot Area (Sq.mt)	Minimum Open Space (m)		
		Front	Rear	Side
1	2	4	5	6
1	25 & above but less than 40	1.0	1.5	---
2	25 & above but less than 125	1.0	2.25	---
3	125 & above but less than 150	1.5	2.25	For semi-detached 1.5
4	150 & above but less than 300 & Plot width less than 9 m	3.0	3.0	For semi-detached 3.0
5	150 & above but less than 300	3.0	1.5	1.5

M-16	27 (4) Table (9) A & (9) B	Front Set Back from Plot Boundary
------	-------------------------------	-----------------------------------

Rule No.27(4) Table (9) A & (9) B is modified and sanctioned as follows

Sr. No.	Location Of Plot	Residential Zone (R-1)	Residential Zone(R-2) & Commercial Zone	Industrial Zone
1	2	3	4	5
1	On National & State Highways	*	*	*
2	Roads wider than 18 m	4.5	6.0	9.0
3	On roads with width 12m & above but less than 18m	4.5	6.0	6.0
4	Roads less than 12m	3.0	4.5	6.0

				5	Plots in congested area of 125 sq.m. & more	1.5	2.0	Not Applicable
				6	Plots in congested area smaller than 125 sqm	1.0	1.5	Not Applicable
Below table no.9 in the foot note the words "as given in 58-I" is replaced as "as given in rule no.65".								
M-17	27 (4) Table (9) B	Front Set Back Street Centre Lines		Regulation No.27(4), Table (9) B is deleted & Table (9) C is numbered as Table (9) B				
M-18	Table (9) C	Setback in Industrial Zone		<p>In Regulation 27(4) newly numbered Table (9) B</p> <p>1) For I-1 & I-2 figures S-I (service industries) & L-I (light industries) is substituted respectively wherever they appears</p> <p>2) At sr. no.2 entry shown in bracket beginning with "for obnoxious or hazardous industries adjacent to residential development" is deleted.</p> <p>3) In explanation after sr. no.i) & ii), sr.no.(5) is deleted; sr. no iii) is deleted & sr. no iv) renumbered as sr. no iii).</p> <p>4) sub regulations 6 to 10 of regulation 27(4) is numbered as (5) to (9)</p>				
M-19	27 (7) & Table 10	Provisions Regarding relaxation in open spaces in Narrow Plots		<p>1) 27(7) a) is replaced as under</p> <p>"Narrow plots in authorized subdivisions in residential and commercial zones viz. those shown in column 3 of table 10 hereunder subject to the restrictions in column 4 thereof."</p> <p>2) Sr. No.2 & 4 of table No.10 is replaced as under.</p>				
				Sr. No.	Plot size/Dimensions	Relaxation	Restrictions on building	
				(1)	(2)	(3)	(4)	
				2	Width less than 15m but more than 11.5m	Side open space may be reduced 3.0m	No room except store room and staircase to derives light and ventilation from reduced open space	
				4	Depth less than 11.5 m but more than 9m	One Side open space may be reduced 3.0m and the other side open space may be reduced to 1.8m	i) Width of the building not to exceed 5.5m ii) Height not to exceed 3 storey or 10m	
M-20	29	Ultimate Height of		In Regulation No.29(5) -Structures not relevant to height- last word "stations" is replaced				

		Buildings	by "towers"
M-21	30	Floor Space Indices	1) The proportion of commercial & residential built-up area is defined to bring out clarity. However, 2 nd para is replaced as follows- "In the congested area specifically marked in the Development Plan, maximum permissible base Floor Space Index shall be 1.8. Out of which FSI of 0.30 shall be permitted for commercial/business use in respect of plots directly fronting the roads having width of 9.0 meter & above."
M-22	31	Additional FSI which May be Allowed in Certain Categories Road widening and construction of new roads	1) Regulation No.31(1) Road widening and construction of new Roads : In this regulation at the end of 2 nd para added with the condition that it will apply to authorized occupied buildings. 2) Regulation No. 31(3) building of Educational and Medical Institutions Institutional buildings : Provision sanctioned with a modification that the additional FSI can be sanctioned by Chief Officer with prior approval of DDTP. 3) Regulation No.31(5) Provision sanctioned with a modification that the additional FSI can be sanctioned by Chief Officer with prior approval of DDTP and with the change that commercial or business users shall not be permitted in such buildings. 3) Regulation 31(7) is replaced as under "For the construction of buildings by the Municipal Council in the category of housing the dishoused for the purpose of housing those who are displaced by the projects undertaken by the Municipal Council for implementation of proposals of the development plan, the permissible FSI shall be allowed to be exceeded by 50%.Such additional FSI will not be available when an owner undertakes development as in serial no.f(b) in table 3." 4) In Regulation 31 (8) (i), in the first line, the word "any" is replaced by" tenanted." 5) In regulation 31(8) (i) (b) is modified as under: Word "50% of" shall be added after the word "FSI equal to the ...". 6) In Regulation No.31(8) (ii) is replaced as under: "in the case of proposals involving reconstruction of any building or part of a building which has ceased to exist or damaged or collapsed due to accidental fire, earthquake or similar natural calamities beyond the human control, the reconstruction of such old buildings may be permitted by the chief officer with an FSI in the new building not exceeding that of the original building or the FSI permissible under this regulation

M-23	32 (4)	Exclusion from FSI computation	<p>whichever is more."</p> <p>1) In Regulation No.32(d) the last sentence beginning the word "However" and ended with "on going proposals" is deleted and replaced as under "The exclusion from FSI computations as in these Regulation will be made effective from the date of sanction of these Regulation"</p> <p>2) Sub-clause (g) of Regulation No.32(4) is deleted & next sub-clauses is renumbered accordingly.</p> <p>3) Regulation No.32(4)(n) is replaced as under - "Area covered by new or additional lifts and staircases including passages incidental thereto to be provided in a building with the permission of the Chief Officer"</p> <p>4) Regulation No.32(4)(o) & (p) is deleted & next two sub-clause be renumbered accordingly.</p> <p>5) Regulation No. 32(4)(s) & (t) is deleted & sub-clauses be renumbered accordingly.</p>																												
M-24	33 & Table 12	Off Street Parking Space	<p>1) In Table 12 at Sr. No.3 column 2 is replaced as " Assembly and assembly halls or auditoria, or Multiplex (including those in educational uses & hostels)"</p> <p>2) In Table 12 entry at Sr. No.5 is deleted and next entries be renumbered as 5 to 10</p> <p>3) In newly rearranged Table 12 at Sr. No. 9 column 2 is replaced by "Malls/Markets, Departmental, Shopping Centre, Commercial Shops"</p> <p>4) In newly rearranged Table 12 Sr. No.9 column No. 3 is replaced as under "One parking space for every 100 sq. m. of total floor area in the case of shopping user with each shop upto 20 sq. m. in area 9 i.e. convenience shopping and one parking space for every 200 sq.m. of total floor area for shops each over 20/30 sq.m. in area.</p>																												
M-25	35 (2) (ii) & Table 15	Height of habitable room	<p>In Table 15 Sr.No.1 is corrected as under</p> <table border="1"> <thead> <tr> <th>Sr. No.</th><th>Occupancy</th><th>Minimum Height(m)</th><th>Maximum Height(m)</th></tr> </thead> <tbody> <tr> <td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr> <td>1</td><td>Flat Roof</td><td></td><td></td></tr> <tr> <td></td><td>a) Any habitable room</td><td>2.75</td><td>3.6</td></tr> <tr> <td></td><td>b) Air-conditioned habitable room</td><td>2.4</td><td>3.6</td></tr> <tr> <td></td><td>c) Residential, Residential hotels</td><td>3.6</td><td>4.2</td></tr> <tr> <td></td><td>of 3 star category and above,</td><td colspan="2">Relaxation in Height may be permitted by the</td></tr> </tbody> </table>	Sr. No.	Occupancy	Minimum Height(m)	Maximum Height(m)	1	2	3	4	1	Flat Roof				a) Any habitable room	2.75	3.6		b) Air-conditioned habitable room	2.4	3.6		c) Residential, Residential hotels	3.6	4.2		of 3 star category and above,	Relaxation in Height may be permitted by the	
Sr. No.	Occupancy	Minimum Height(m)	Maximum Height(m)																												
1	2	3	4																												
1	Flat Roof																														
	a) Any habitable room	2.75	3.6																												
	b) Air-conditioned habitable room	2.4	3.6																												
	c) Residential, Residential hotels	3.6	4.2																												
	of 3 star category and above,	Relaxation in Height may be permitted by the																													

				rooms in institutional educational, industrial, hazardous or storage occupancies, departmental store, entrance hall and lobbies to department stores and assembly halls & Drama theatre d) shops	Chief Officer in consultation with Divisional DDTP only in cases of hardship to be recorded in writing	3.0	4.2
M-26	35 (3) 35 (3) (i) 35 (3) (ii) 35 (3) (iii)	Kitchen Size Height Other Requirements	In regulation 35(3)(iii)(b) is replaced as under "On an upper floor, an impermeable floor"				
M-27	35 (4) 35(4) (i) 35(4)(iii) 35 (4) (iv) --	Bath Rooms and Water Closets Size Height Other Requirements	In regulation 35(4) i) Size of bathroom and water closet is corrected as under Type a) Bathroom b) Water closet (W.C.) c) Combined bathroom and Water closet (W.C.) Area (in sq.m.) 1.8 1.1 2.8 Side (in m.) 1.2 0.9 1.2				
M-28	35 (6)	Projection of Cupboard	1) In Regulation No.35(6) in 4 th sentence the word "is not" is replaced by "shall not be" 2) In Regulation No.35(6) at the end, following provision is added "Cupboard on Ground Floor shall not be permitted in set back & the height of cupboard placed at floor level shall not exceed by 2.1 m "				
M-29	35 (7) 35(7) (i) 35(7) (ii) 35 (7) (iii)	Mezzanine Floor Size Height Other Requirements	In Regulation 7 (i) Size- In the first line "50%" is replaced by "33 1/3 %"				
M-30	35 (8) & (9)	Store Room Garage	1) Regulation No.35(8)(i) is replaced as under "i) Sizes:- The area of a store room in a residential building where light, ventilation and height are provided at special standards lower than as require for living room shall not be				

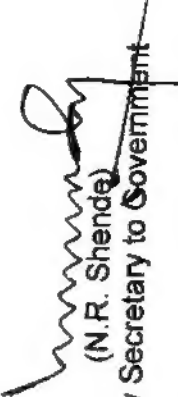
M-31	35 (10)	Basement	more than 3.00 sq.m." Regulation No.35 (10)(ii) is replaced as under "ii) Height – the height of the basement from the floor to the underside of the roof slab or ceiling or underside of a beam when basement has beams inside shall not exceed 2.4 m Further, more height may be permitted for such basement if it is counted towards FSI." Further, for mechanized parking more height can be provided with prior consultation of DDTP.
M-32	35 (11) To (17)	Cabin, Office Room for Co.Op. Hsg. Society, Letter Box, Meter Room, Refuse Chute, Corridor, Door	In Regulation No. 35(11) in last sentence the word "he" is replaced by the word "height"
M-33	35(18) Table 16	Stairway Minimum width of Common Stairway/ Corridors for various Occupancies	In Regulation 35(18) (vii) the word "Head Rail" is replaced by "Hand Rail"
M-34	35 (21)	Stilt	In Regulation 35(21) the 1 st sentence is replaced as under "A stilt shall be permitted only on ground floor with at least two sides open."
M-35	35 (23)	Patio to Habitable Room	Regulation No.35(23) is deleted.
M-36	35 (25)	Balcony	1) In Regulation 35(25) in 1 st sentence the word "any" is inserted after word "residential building" 2) In Regulation 35(25) in 4 th sentence the word "than" is inserted after "area not more" 3) In Regulation 35(25) (ii) 1 st sentence is replaced as under "Balconies may be allowed to be enclosed with written permission of the Chief Officer and subject to payment of premium at 25% of the annual statements of Rates prepared for the purpose of Stamp Duty calculation"
M-37	35 (27)	Roof	In regulation 35(27)(i) the last sentence is replaced as under "Such pipe shall be so arranged , jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or

M-38	35 (31)	Wells	foundations of the building or those of an adjacent building																														
M-39	35 33)	Septic Tank	Regulation 35(31)(i) (a) the figure "12 m" is replaced by "15 m" 1) In Regulation 35(33)(i) (a) the figure "12 m" is replaced by "18m" and "2 m" by "6 m".																														
M-40	41	Fire Protection Requirements	2) In regulation 35(33) (d) in 3 rd line the figure "45" is replaced by "45°"																														
M-41	41 Table 17	Fire Protection Requirements	1) In regulation 41 (1) General - In 4 th line of 2 nd paragraph the word Fire Officer is replaced by Chief Fire Advisor Entries of Sr. No. 1, 4 & 7 of Table No.17 are replaced as under																														
M-42	42	Requirements of Individual Exits at each floor	<table><tr><th>Sr. No.</th><th>Type of occupancy</th><th>Stair way of the minimum width in mtrs.</th><th>Corridor multi piler</th><th>Door mini mum width in mtrs.</th><th>Exit multiple</th></tr><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr><tr><td>1</td><td>Residential dwelling Row housing (2 storeys) Hotels</td><td>1.2 0.75</td><td>0.145 0.213</td><td>0.90 -</td><td>0.053</td></tr><tr><td>4</td><td>Assembly ** fixed seats or loose seats and dance floor. No seating facilities and dining rooms</td><td>1.5 2.0 2.0</td><td>0.107 0.694 0.278</td><td>- 1.0 1.0</td><td>0.926 0.370</td></tr><tr><td>7</td><td>Storage</td><td>1.5</td><td>0.022</td><td>1.00</td><td>0.022</td></tr></table> 1) In regulation 42 (4) sub regulation numbered as 1, 1, ---- is renumbered as b) to h).	Sr. No.	Type of occupancy	Stair way of the minimum width in mtrs.	Corridor multi piler	Door mini mum width in mtrs.	Exit multiple	1	2	3	4	5	6	1	Residential dwelling Row housing (2 storeys) Hotels	1.2 0.75	0.145 0.213	0.90 -	0.053	4	Assembly ** fixed seats or loose seats and dance floor. No seating facilities and dining rooms	1.5 2.0 2.0	0.107 0.694 0.278	- 1.0 1.0	0.926 0.370	7	Storage	1.5	0.022	1.00	0.022
Sr. No.	Type of occupancy	Stair way of the minimum width in mtrs.	Corridor multi piler	Door mini mum width in mtrs.	Exit multiple																												
1	2	3	4	5	6																												
1	Residential dwelling Row housing (2 storeys) Hotels	1.2 0.75	0.145 0.213	0.90 -	0.053																												
4	Assembly ** fixed seats or loose seats and dance floor. No seating facilities and dining rooms	1.5 2.0 2.0	0.107 0.694 0.278	- 1.0 1.0	0.926 0.370																												
7	Storage	1.5	0.022	1.00	0.022																												
M-43	46	Signs and outdoor display structures	2) In regulation 42 (5)(4) in first sentence the word "fire" is replaced by the word "free" 1) In regulation 46 (1) The word "Building Code" is replaced by the word "National Building Code"																														
M-44	50	Residential Zone with shop line (R-2 Zone)	3) In regulation 46(2)(c)(iii) in first sentences the words "C-1 & C-2 are deleted" "Second para of rule 46(3) is modified as follows - The Chief Officer may with the approval of the DDTP, Konkan Division add, alter or amend the provisions in sub-regulation (2) above. 1) Regulation No.50(1)(a) is deleted 2) Regulation No.50(3)(xii) in last sentence "0.025 k.w." is inserted before "individual motor each,"																														

			3) Regulation No.50(4)(iii) is replaced as under "Shops are permitted only on the Ground Floor of a building unless specified otherwise."											
			4) In Regulation No.50(7)(vii)- In first paragraph after the word "before granting the" following is added "permission, the Chief Officer shall not permit such use unless he is satisfied"											
			5) In Regulation No.50(7)(xi)- in the last line the word "from" is inserted before the word "any boundaries"											
M-45	51 Table 18	Uses Permissible in Service Industries Zone (I-1)& Conditions Governing such uses	1) Regulation No.51 is corrected as under "Service Industries in Industrial zone (S-I)"											
			2) In Table 18 heading of column no. 1, 4 & 5 is replaced as under											
			<table border="1"> <thead> <tr> <th rowspan="2">Sr. No</th><th colspan="3">Service Industry Permitted Subject to</th></tr> <tr> <th>Maximum Permissible Power (in KW)</th><th>Permitted Max. Employment</th><th>Max. Permissible Floor Area (sq.m.)</th></tr> </thead> <tbody> <tr> <td>1</td><td>3</td><td>4</td><td>5</td></tr> </tbody> </table>	Sr. No	Service Industry Permitted Subject to			Maximum Permissible Power (in KW)	Permitted Max. Employment	Max. Permissible Floor Area (sq.m.)	1	3	4	5
Sr. No	Service Industry Permitted Subject to													
	Maximum Permissible Power (in KW)	Permitted Max. Employment	Max. Permissible Floor Area (sq.m.)											
1	3	4	5											
M-46	52	Light Industrial zone (I-2 Zone)	1) In the heading of Regulation No.52 the bracketed word "(I-2 zone)" is deleted.											
M-47	53	Fish Industrial zone	2) In Regulation 52(Ixiii) the word "scoring" is replaced by "scouring"											
M-48	56	Green Zone	1) In Regulation 54 in fourth line the word "Officer" is replaced by "Commissioner" 2) In Regulation 54(iv) in second line the word "SEEPS" is deleted. 1) The word "GREEN ZONE (G-ZONE)" is replaced by "NO DEVELOPMENT ZONE" and wherever the word Green Zone (G-Zone) appears is replaced by No Development Zone 2) In Regulation No.56(i) the last sentence is replaced as under "The FSI permissible for such structures shall not exceed 0.10" 3) In Regulation No.56(xiii)(b) the figure "0.2" is replaced by "0.05" and figure "0.10" by "1.00" 4) In Regulation No. 56(xiv)- "The maximum FSI for such activities shall be 0.10." is added. 5) In Regulation No. 56(xv) -the figure "0.30" is replaced by "0.20"											

M-49	58	Forest Lands	In the last para of rule 56 the word "a slope of 26.5 degrees" is replaced by "a slope of 22.5 degrees". 1) Name of Regulation no. 58 - "FOREST LANDS" is changed as "FOREST LAND IN DEVELOPMENT ZONE" and wherever the word "FOREST LANDS" appears shall be replaced by "FOREST LAND IN NO DEVELOPMENT ZONE" 2) Regulation No. 58(ii) is replaced as under "Roads, bridges, Highways undertaken by the Government with the approval of Forest Department."
M-50	59	Provisions for information technology establishments	3) Regulation No. 58(iii) & (iv) the word "Government" is replaced by "Forest Department". In this Regulation wherever the word "Green Zone" and "Hilly and Horticultural Land" appears is replaced by "No Development Zone" and "Hilly lands / Horticultural lands situated in No Development Zone" respectively
M-51	61	Area under quarries	In Regulation wherever the word "Green Zone" appears is replaced by "No Development Zone"
M-52	62	Permission for constructions of temporary users	1) Regulation No. 62(1)(viii) & (ix) is deleted and sub regulation "(x)" is renumbered as "(viii)"
M-53	65	Set Backs From the Classified Roads Of the PWD	2) In renumbered Regulation No. 62(1) (viii) last sentence is deleted 1) In table below regulation no. 65 the figure "40" is replaced by "37 m" wherever it appears
M-54	71 (a)	Discretionary powers	Regulation No. 71 Discretionary Powers & 71(a) is deleted.
M-55	71 (b)	Discretionary powers	Regulation No. 71 Discretionary Powers is renamed as Power of Relaxation
M-56	Appendix II	Regulations for Low Cost Housing or EWS and LIG Housing for MHADA	In Appendix II in Regulation No. 6. -Last Sentence is corrected as under "In case of toilets deriving light & Ventilation from an open space, the distance between the two ground floor structures shall be a minimum of 1.5 m."
M-57	Appendix III	Regulations for Reconstruction or Redevelopment of Structurally Unsafe Residential Building by owner/ Co. Op.	The name of Appendix III is renamed as under "REGULATIONS FOR RECONSTRUCTION OF STRUCTURALLY UNSAFE BUILDINGS DILAPIDATED BUILDINGS" 2) The first paragraph is numbered as 1 3) In Appendix III Regulation No. 10 is corrected as under

		Hsg. Societies	"FSI as in sub-Regulation 8 of Regulation 31 may be allowed by the Chief Officer only after satisfied that the said Society or Owner fulfills all conditions to be eligible for the benefits under these Regulations
M-58	Appendix VII	Qualification of Licensed Technical Personnel	1) In Regulation No. 3.2(a) word "Tree" is corrected as "Three" 2) In Regulation No. 6.1(1) in third line "other Chief Officers is corrected as " other Municipal Officers" 3) In Regulation No. 6.1(1) in fourth line the word "Maharashtra" is inserted before the word "Municipal Act"
M-59	Appendix XIX	Provisions for Installation of Water Heating System	1) In first sentence the word "to be provided" is replaced by "should be made" 2) In regulation 5, in Table, Type of Building of Sr.No.5 is corrected as " Laboratory & Research Institutions"
M-60	Appendix XXII	Regulations for Heritage structures/Sites/Pre cincts	In Appendix XXII in Regulation 3.0 (i) the last paragraph is added as under "Provided that the power to overrule the recommendations of the Heritage Conservation Committee shall not be delegated by the Chief Officer to any other officers
M-61	Appendix XXIV	Regulations for Amusement Parks, Water Parks, Golf Grounds, Race Course, Health Farms in Green Zone	1) In Regulation No. (ii) after last sentence following is added "and will keep at all times the entire environment clean, neat and hygienic." 2) In Regulation No. (iii) the figure "0.20" is replaced by 0.04 and further i.e. FSI of 0.025 for principal activity and 0.015 for ancillary activities" is added after the same


 (N.R. Shende)
 Deputy Secretary to Government